

MORNINGSIDE AT MISSION RIDGE UNIT FOUR

City of El Paso — City Plan Commission — 7/12/2018

SUSU18-00055 — Major Final



STAFF CONTACT: Rick Venegas, (915) 212-1552, rick.venegas@elpasotexas.gov

PROPERTY OWNER: Hunt Mission Ridge, LLC

REPRESENTATIVE: TRE & Associates, LLC

LOCATION: North of Eastlake and East of Berryville, ETJ

ACREAGE: 37.45

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

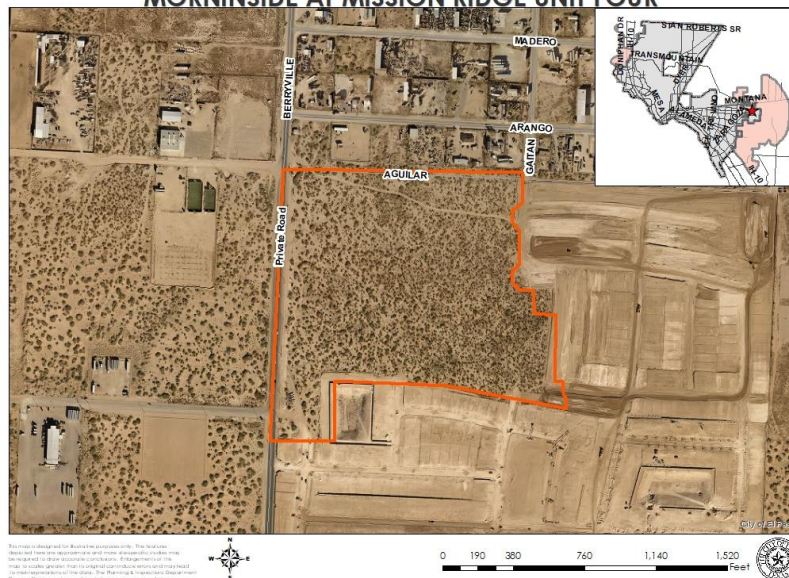
STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 37.45 acres of land in the City's extraterritorial jurisdiction for 205 single-family residential lots and one stormwater pond. Access to the subdivision from the southeast is proposed through the completed Morningside at Mission Ridge Unit One and from the east from Morningside at Mission Ridge Unit Three, which is scheduled to be complete prior to completion of Unit Four. The subdivision is vested and is being reviewed under the former subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **approval** of Morningside at Mission Ridge Unit Four on a Major final basis, subject to the following condition:

- That prior to the recording of this plat, the subdivision improvements for Morningside at Mission Ridge Unit One and Unit Three be completed and installed in order to have adequate access.
- A guard-rail and Type III dead-end sign shall be provided by the subdivider pursuant to the subdivision improvement design standards for stub streets.

MORNINSIDE AT MISSION RIDGE UNIT FOUR

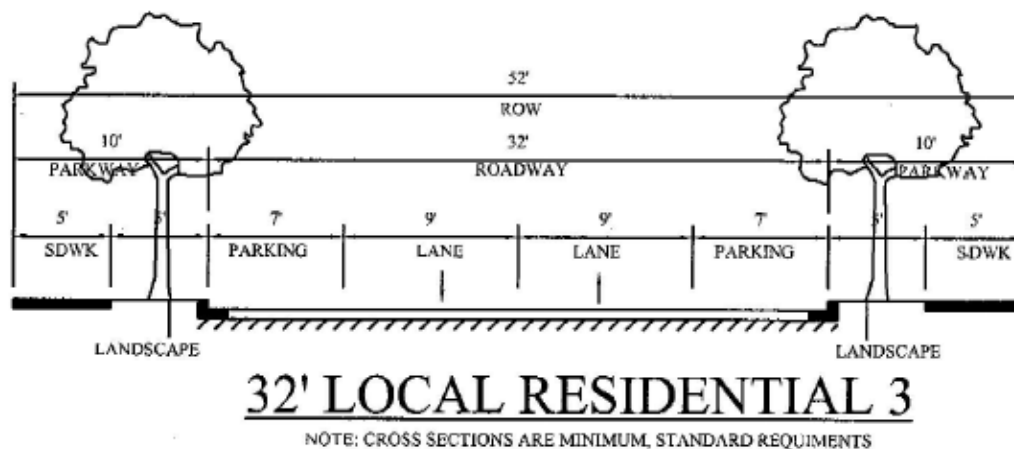


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

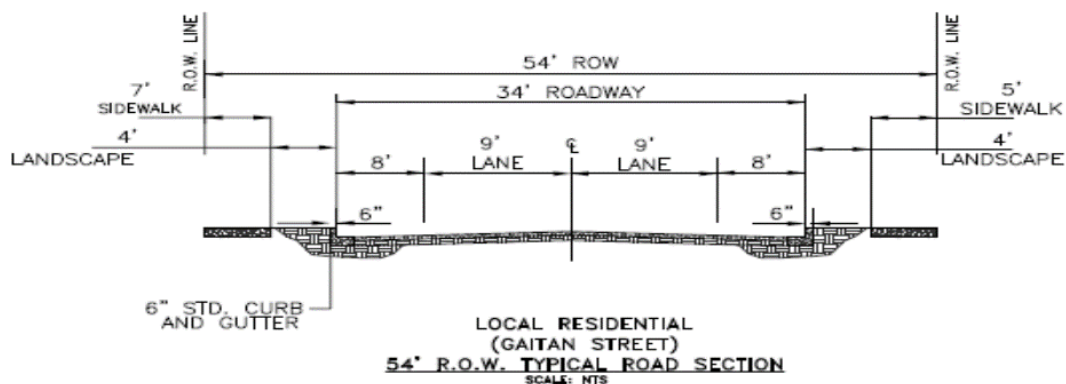
The applicant is requesting the following modifications, pursuant to 19.04.170 (Modification of Conditions), which the City Plan Commission previously approved on July 13, 2017.

1. To allow 54 ft. right-of-way for Gaitan Street, including 4' parkways on either side of the street, in order to allow for a 7' sidewalk on the west side of Gaitan Street. This is to provide better access to the proposed park and to match the existing cross section within the Morningside at Mission Ridge Unit One.

REQUIRED



PROPOSED



2. To use Aguilar right-of-way, located north of the subdivision, as a public linear park. This linear park will not be improved with this subdivision.
3. To waive installation of 40' of pavement, 5' landscaping and 5' sidewalk along Darrington Road. The County of El Paso approved this waiver on June 22, 2017.

The applicant has demonstrated that they meet the following modification:

19.04.170.A-3. *The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.*

CASE HISTORY

The City Plan Commission approved Morningside at Mission Ridge Unit Three on a Major Preliminary basis on July 13, 2017.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	No, the applicant is not proposing a civic space. However, a linear park is scheduled for installation to the north of the proposed subdivision.
GOAL 2.3	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.3.2.a. New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, new streets in the subdivision are connected to Darrington Road.

NEIGHBORHOOD CHARACTER: The subject property is located in the ETJ (extraterritorial jurisdiction) and is currently vacant. To the east of the subject property is vacant land, which is scheduled for residential development (Morningside at Mission Ridge Unit Three) and is scheduled to be complete prior to completion of this subdivision. The nearest school is Dr. Sue Shook Elementary (0.14 miles). A linear park extending east from the northwest corner of this subdivision to the northeast corner of Morningside at Mission Ridge Unit Three, immediately adjacent to this subdivision, is scheduled for installation to the north of the proposed subdivision. This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Planning staff recommends approval of Morningside at Mission Ridge Unit Four on a Major final basis.

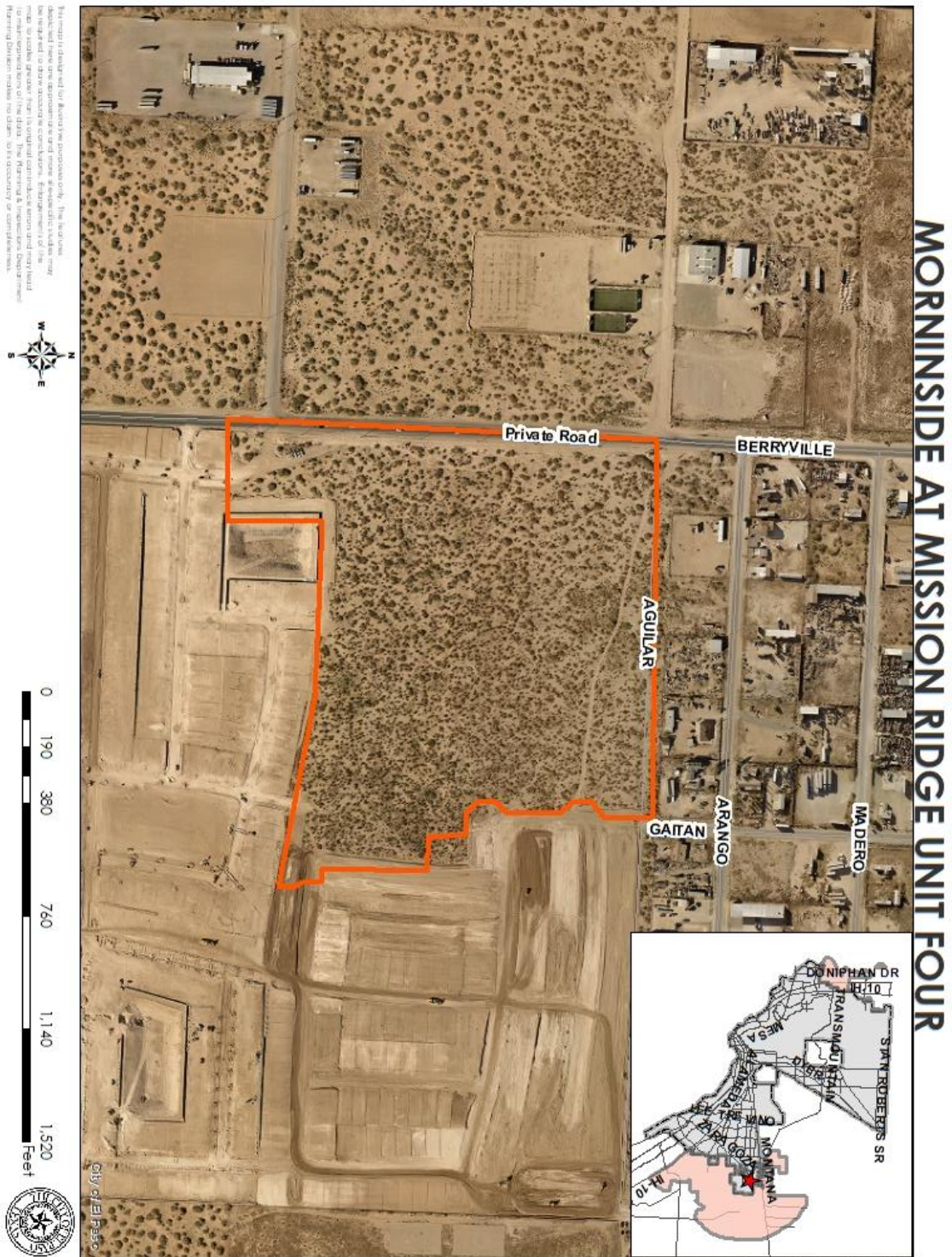
PLAT EXPIRATION:

This application will expire on **July 12, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

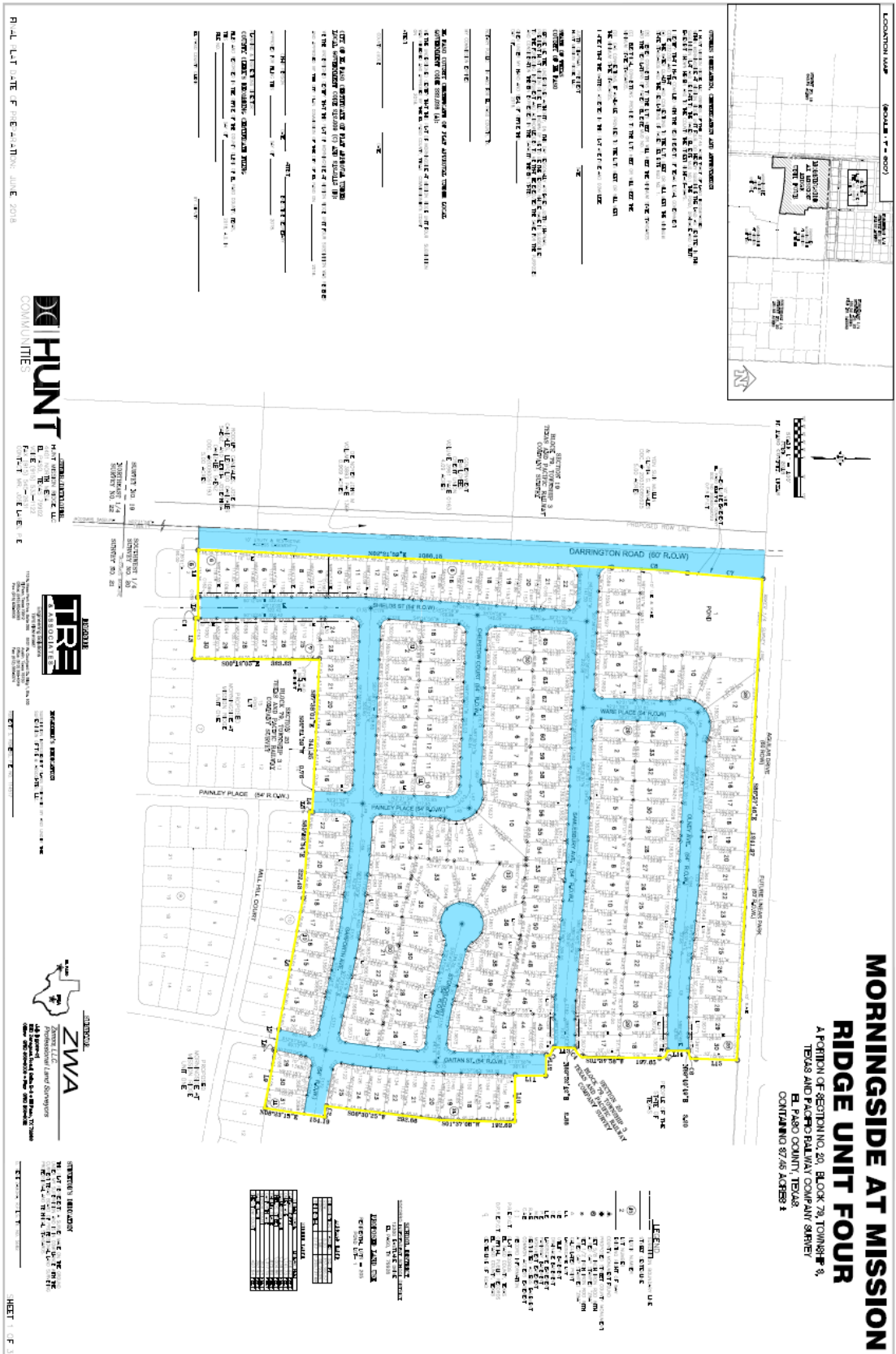
ATTACHMENTS:

1. Location map
2. Final plat
3. Modification requests
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



Engineering Solutions

July 5, 2018

Via Email

Mr. Nelson Ortiz
Planning and Inspections Department
City of El Paso
811 Texas Avenue
El Paso, Texas 79901

**Re: Morningside at Mission Ridge Unit Four
Modification Request
TRE No.: 1502-11119-14**

Dear Mr. Ortiz:

On behalf of Hunt Mission Ridge, LLC, TRE & Associates, LLC is respectfully requesting modifications as follows:

- **Modification for Gaitan Street – 54 ft. R.O.W. Local Residential Street:**

We are asking for a modification request from the Local Residential cross section to allow for 4' parkways on either side of the street, in order to allow for a 7' sidewalk on the west side of Gaitan Street within the 54' ROW. This modification is being requested in order to provide better access to the proposed park south of the subdivision and to match the existing cross section within Morningside at Mission Ridge Unit 1

- **Modification for Aguilar R.O.W.**

We are asking for a modification request to use Aguilar R.O.W., located to the north of the subdivision, as a public linear park. County of El Paso has concurred with the public linear park development through previous coordination.

Should you have any questions or need any additional information, please do not hesitate to contact me or Robert Romero, P.E. at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'Changho Yi', is written over a blue horizontal line.

Changho Yi, E.I.T.
CY:rr

Cc: TRE & Associates, LLC – File

110 Mesa Park Dr., Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987



COUNTY OF EL PASO
PUBLIC WORKS DEPARTMENT
800 E. OVERLAND RM 407
EL PASO, TEXAS 79901
(915) 546-2015
(FAX) (915) 546-8194

April 28, 2017

E-Mail Delivery

Mr. Robert Romero, P.E.
TRE & Associates, LLC
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912

Re: Morningside at Mission Ridge Unit Three & Four
Aguilar R.O.W. Linear Park Concurrence

Dear Mr. Romero:

We have received your request for the use of Aguilar right-of-way as a linear park. In review of your variance request for Morningside at Mission Ridge Unit One through Four subdivisions, both you and the County have contemplated the use of this right-of-way as a public linear park to be improved by the developer, Hunt Mission Ridge, LLC. Upon review of the usage of a public right-of-way, we believe that its development as a park and trail system is consistent with its use for public access and benefit. Therefore, we concur with your development of Aguilar right-of-way as a public linear park.

Should you have any questions or require additional information, please do not hesitate to contact me at (915) 546-2015.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gilbert Saldaña Jr.", is written over a horizontal line.

Gilbert Saldaña Jr., PE
Development & Floodplain Program Engineer

cc:

Mr. Jose Lares, P.E.; Hunt Mission Ridge, LLC
Mr. Joel Guzman; Hunt Mission Ridge, LLC
Linda C. Troncoso, P.E.; TRE & Associates, LLC

Page 1 of 1



COUNTY OF EL PASO
PUBLIC WORKS DEPARTMENT
800 E. Overland, Suite 407
El Paso, Texas 79901

June 22, 2017

E-Mail Delivery

Ms. Brenda R. Cantu
City of El Paso
Planning Department
811 Texas
El Paso, Texas 79901

**Re: Morning Side at Mission Ridge Unit 4
Darrington Street Improvements Waiver
TRE Job No.: 1502-11119-32**

Dear Ms. Cantu:

The County is improving Darrington Road as part of the 2013 El Paso County Comprehensive Mobility Plan. Darrington Rd. Widening is currently under design and is scheduled for construction within the next 12 months. No improvements are required (within the County R.O.W) by the County of El Paso for Morning Side at Mission Ridge Unit 4. All improvements to the Darrington Rd Widening project have been coordinated with the developer and their consultants.

Should you have any questions or require additional information, please do not hesitate to contact me at (915)546-2015.

Sincerely,

Sal Alonzo
Civil Engineer

cc:

Mr. Jose Lares, P.E.; Hunt Communities GP, LLC
Mr. Joel Guzman; Hunt Communities GP, LLC
Robert Romero, P.E.; TRE & Associates, LLC

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 06/14/2018

FILE NO. SUSU18-00055

SUBDIVISION NAME: Morningside at Mission Ridge Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION NO. 20, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY
EL PASO COUNTY, TEXAS, CONTAINING 37.45 ACRES ±
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>27.67</u>	<u>205</u>	Office		
Duplex			Street & Alley	<u>8.20</u>	
Apartment			Ponding & Drainage	<u>1.58</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>206</u>	
Industrial			Total (Gross) Acreage	<u>37.45 ±</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Storm sewer RCP system conveying runoff to retention pond.
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record Hunt Mission Ridge, LLC 4401 N. Mesa, El Paso, Texas 79902 (915)533-1122
 (Name & Address) (Zip) (Phone)

13. Developer Hunt Mission Ridge, LLC 4401 N. Mesa, El Paso, Texas 79902 (915)533-1122
 (Name & Address) (Zip) (Phone)

14. Engineer TRE & Associates, LLC 110 Mesa Park Dr., Suite 200, El Paso, Texas 79912 (915)852-8083
 (Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE

REPRESENTATIVE:

Hunt Mission Ridge, LLC
[Signature]
[Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTIONS - LAND DEVELOPMENT

- At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- All downstream storm water management facilities should be in place prior to development of the subject subdivision.

EL PASO COUNTY

El Paso County has concurred with the proposed modification for Gaitan Street, the proposed use of the Aguilar Drive right-of-way as a public linear park, and the waiver of improvements along Darrington Road.

EL PASO COUNTY WATER IMPROVEMENT DISTRICT

EPCWID has no objections or comments.

EPWATER

EPWater does not object to this request.

- The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

EPWATER-STORMWATER

- Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
- At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- All downstream storm water management facilities should be in place prior to development of the subject subdivision.

EL PASO ELECTRIC COMPANY:

No comments received

CENTRAL APPRAISAL DISTRICT:

No objections.

SUN METRO:

No comments received

911:

No comments received.